



Connells

Moat Farm Drive
Bedworth



Property Description

This semi detached property is located in a small cul de-sac in a sought-after area, this chain-free property is perfect for those seeking a hassle-free move. With excellent transport links and local amenities nearby, this home offers both convenience and comfort. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden.

Porch

Front door.

Entrance Hall

Stairs to first floor.

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

Lounge

Double glazed window to the front & side elevations, radiator, electric fire and laminate flooring. Door to:

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Gas cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, understairs cupboard, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Loft hatch, cupboard and doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator and laminate flooring.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, toilet, wash hand basin, radiator and double glazed window to the rear garden.

Outside

Rear Garden

Paved & lawned.

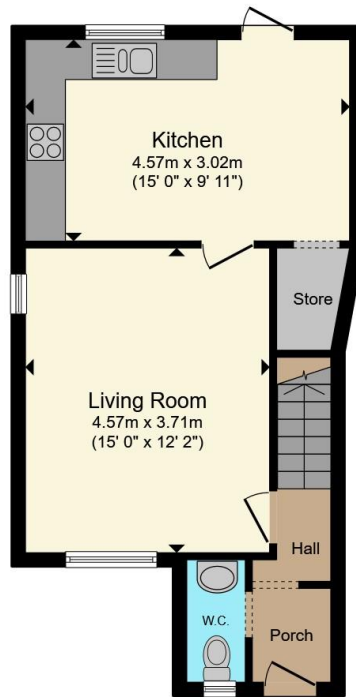
Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

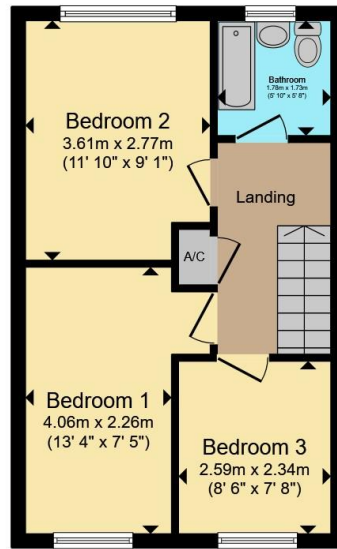
We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

"The annual service charge of £10.36pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.





Ground Floor



First Floor

Total floor area 75.6 m² (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: E Council Tax Band: B

view this property online connells.co.uk/Property/COV323212

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323212 - 0004